

## OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

## ROLL CALL/PRESENT

Chairperson Prentice  
Commissioner Angell  
Commissioner Jorgensen  
Commissioner Fralish

Deputy Clerk Ben Billingsley

## EXCUSED

Jerry Zaharias

## NO CONFLICT OF INTEREST DECLARATIONS

## CONSENT AGENDA

- A. Approval of meeting minutes for January 8, 2020
- B. Approval of meeting minutes for May 13, 2020 Page 3 typo; P should be PC
- C. Approval of meeting minutes for May 27, 2020
- D. Approval of meeting minutes for June 10, 2020

**MOTION:** Commissioner Jorgensen moves to approve the minutes for January 8, 2020, May 13, 2020, May 27, 2020 and June 10, 2020

**SECOND:** Commissioner Fralish

**VOTE:** Chairperson called for a vote:

Commissioner Jorgensen	Aye
Commissioner Fralish	Aye
Commissioner Prentice	Aye
Commissioner Angell	Aye

The vote was unanimous and the motion carried.

## Discussion and Action

### 1. Public Hearing for GENERAL PLAN MAP CHANGE of Parcels AV-1376-A and AV-1376-M from R-1 Residential 1 acre to Agricultural. Applicant Jeff and Susanne Spendlove.

They will be building a home on the one acre lot and another home on the 19 acres.

**Chairperson Prentice opens the public hearing**

**1.26.26** Public asks to clarify the zone change. This is across from Cedar Pointe.

**Chairperson Prentice closes the public hearing**

**2. Public Hearing for ZONE CHANGE of parcels AV-1376-A and AV-1376-M from OST/OSC Open Space to A-10 Agricultural 10 acre and the Southwest Corner of AV-1376-M to RE-1 Rural Estates 1 acre. GP Designation R-1 acre. Applicant Jeff and Susanne Spendlove.**

**Chairperson Prentice opens the public hearing**

**Chairperson Prentice closes the public hearing**

**3. Discussion and possible action on General Plan Map change of parcels AV-1376-A and AV-1376-M from R-1 to Agricultural.**

<b>MOTION:</b>	Commissioner Angell moves to approve the change of the general map for AV-1376-A and AV-1376-M from R-1 to AG.	
<b>SECOND:</b>	Commissioner Fralish	
<b>VOTE:</b>	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Aye
	Commissioner Angell	Aye

The vote was unanimous and the motion carried

**4. Discussion and possible action on zone change for parcels AV-1376-A and AV-1376-M from OST/OSC to A-10 and RE-1.**

<b>MOTION:</b>	Commissioner Angell moves to approve the zone change for parcel AV-1376-A and AV-1376-M from OTC/OSC to AG-10 and RE-1 respectively.	
<b>SECOND:</b>	Commissioner Jorgensen	
<b>VOTE:</b>	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Aye
	Commissioner Angell	Aye

<b>MOTION:</b>	Commissioner Angell moves to send these motions to the Town Council for their discussion and approval.	
<b>SECOND:</b>	Commissioner Jorgensen	
<b>VOTE:</b>	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye

Commissioner Prentice	Aye
Commissioner Angell	Aye

**5. Public Hearing for ZONE CHANGE of parcel AV-1354-B from OST/OSC Open Space to C-2 Commercial and CTP Cabins Tiny Home Park Zone. GP Designation Commercial/Agricultural. Applicant Bang Properties (Kerry Bang)**

Applicant mentions that they have plans to create large buffer zones around the park.

**Chairperson Prentice opens the public hearing**

Margaret Ososki asks what the project will look like.

Kerry Bang introduces his idea of the project will start as a fairly small, low density, higher end tiny cabin project with a lot of common areas, parks and walking paths. He wants this to be a low density project. They want this to blend in with the landscape and compliment the area.

Commissioner Angell mentions that many people are probably concerned about traffic. How many units will be built? Applicant states that the project is currently 50 acres, which he sees as a 100 unit density.

Trevor Black – Shows a proposal for residential and asks why he’s not asking for residential at this time.

Kerry Bang responds that it’s just a buffer space for now.

Trevor Black – asks about the phasing of the project and when he would get to the residential portion of the project.

Kerry Bang responds that his goal is not to chop up the land and sell it off, and that they want the project to be their long term project and eventually they may want their personal home or ranch on the property.

Heber Allred – lives off the road, and initially thinks that the project is a good idea, and would like to know what the plans are for water.

Kerry Bang responds that he would like to bring water down Coyote road to the project instead of a well system.

Richard Fischer responds that the water main is  $\frac{3}{4}$  mile away and needs to be a 12” line. He also states he doesn’t think the residential buffer area is large enough. He’s also uncomfortable with the density as it’s presented. He is concerned with nightly rentals with people coming and going around his family.

Applicant responds that they would like this project to have a rural feel with the cabins being spread over the area, not shoulder to shoulder. This project will also phase out starting with approximately 10-20 cabins.

Commissioner Angell asks about a barrier between the residential and tiny cabin portion of the project.

Applicant hopes to keep with landscape buffering.

Mary Cannady asks why they are doing the zone change before the lot split. She shares her concern about moving ahead to quickly.

**Chairperson Prentice closes the public hearing.**

**6. Discussion and possible action on zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone.**

Commissioner Angell feels like this project fits really well with the Town's vision/general plan for the area.

<b>MOTION:</b>	Commissioner Jorgensen moves to approve the zone change of AV-1354-B from OST/OSC to C-2 and CTP Tiny Home Park Home for approval and forward to Town Council	
<b>SECOND:</b>	Commissioner Angell	
<b>VOTE:</b>	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Aye
	Commissioner Angell	Aye
	Commissioner Zaharias	Aye

**7. Discussion and possible action on lot line adjustment for AV-1369-B and AV-1369-C.**  
**Applicant Mike Farrar.**

Chairperson Prentice states that items 7, 8 and 9 will no longer be addressed by the Town as state law has changed and no longer requires the Planning Commissioner to address.

**8. Discussion and possible action on lot line adjustment for AV-CDPT-4-35 and AV-CDPT-4-34.**  
**Applicant Scott Rothenbush**

**9. Discussion and possible action on lot line adjustment for AV-AVR-2-44-C and AV-AV-AVR-2-44-B. Applicant Louie Ford**

**10. Public Hearing for proposed changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements.**

Chairperson Prentice asks Mayor Lisonbee to introduce the proposal for a change.

Mayor states that many people would like lot splits to go before the Planning Commission and have a public hearing. Mayor states that the state code doesn't allow us to say no to a lot split. He states that the restriction is all based on zoning.

Mayor uses a lot line adjustment as an example. The state has updated policy on this because they don't want a Town to be able to say no to a lot line adjustment. The state law allows lot splits up to 10 parcels without platting. When a lot line change happens in an area that is platted then then a record of survey is not acceptable.

**Chairperson Prentice opens the public hearing**

Mary Cannady – responds to the statement that they are trying to keep people from moving in is false. She proposed a process to the Planning Commission that would be a simple process. She became involved because she felt some situations with lot splits went awry. She states this is not St. George we have homes in the middle of juniper trees on dirt road that are in rough shape. She recommends the planning commission or a planning commission representative get involved with lot splits and be the applicant's partner in working through the issues.

Margaret Ososki – states that no accusations were made of being secretive, she just saw a problem and brought it their attention, and she never accused the mayor of having too much power.

Robert Campbell – states that this is a question for legal if the attorney is available. If the town cannot override state law this not an issue.

Heber Allred –Most people buy land to do something with it. Too much regulation can kill projects and we should be leaning toward owner property rights.

Richard Fischer – states that he volunteers with roads, and states that prescriptive easements used by more than 1 family for over 2 years that becomes a road that the Town maintains. He states you can't simply buy property and close down an existing road, and becomes a public right of way.

Frank Lindhardt – states there are two ways to subdivide a property, first through the subdivision ordinance which is very cumbersome. The state and the Town have a way to simplify the process if it meets certain requirements. He suggests that people in town would like see

what is going on and recommends putting everything before the planning commission and town council for transparency. More than one reviewer is always better.

**Chairperson Prentice closes public hearing**

Ben points out there is one more public comment

There are a lot of complications with this process and Mary mentioned a contact person for the process and he believes that is a great idea.

**11. Discussion and possible action on changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements**

Commissioner Angell states that they as a Planning Commission are not experts on this topic. He sees this as staff work, not as Planning Commission work. He suggests making an addition to the amendment that these show up on the PC agenda as a courtesy notice to the public.

Town Attorney Guzman states that each jurisdiction can tailor this to each Town's needs and wants. He clarifies that Commissioner Angell is suggesting a "Notice of Application Received" describing the lot and that it's being internally reviewed, this can be placed on a Town Council agenda.

Commissioner Fralish also states he would like to see the signature blocks added from each approving party.

<b>MOTION:</b>	Commissioner Angell moves to approve the amendments with this addition as indicated; a notice of application will be approved on a town council agenda as well as signature blocks for each approving party; to 11.02.040 exemption of plat requirements.
<b>SECOND:</b>	Commissioner Fralish
<b>VOTE:</b>	Chairperson called for a vote:
	Commissioner Jorgensen           Aye
	Commissioner Fralish           Aye
	Commissioner Prentice           Aye
	Commissioner Angell           Aye

Shawn clarifies the final comment

**ADJOURNMENT**

<b>MOTION:</b>	Commissioner Fralish moves to adjourn
<b>SECOND:</b>	Commissioner Jorgensen
<b>VOTE:</b>	Chairperson called for a vote:
	Chairperson Prentice           Aye

Commissioner Jorgensen	Aye
Commissioner Fralish	Aye
Commissioner Angell	Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:21 pm.

Date approved: 3-3-2021

Janet Printace  
Chairperson

ATTEST BY: Michelle Kenney